

Board of Adjustment



Agenda - Revised

MIKE CLEMENT, CHAIR	
DIANNE von BORSTEL, VICE CHAIR GARRET MCCRAY LINDA SULLIVAN	SCOTT THOMAS GREG HITCHENS JUDAH NATIVIO

February 10, 2009
City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
 - 1. Planning Division Office Move
 - 2. Shift in Operating Hours
 - 3. Consolidation of the Boards
 - 4. Special Use Permit for Comprehensive Youth Residence

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE January 13, 2009 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA09-005 1422 West Bass Pro Drive (Council District 1) – Requesting a Special Use Permit (SUP) to allow development of a comprehensive sign plan in the PEP-BIZ-PAD zoning district.

Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved as recommended**

- *2. BA09-006 1023 West 9th Place (Council District 1) – Requesting a Variance to allow a garage addition to encroach into the required rear and side yards in the R1-6 zoning district.
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *3. BA09-007 2750 East University Drive (Council District 2) – Requesting a Development Incentive Permit (DIP) to facilitate the development of a bank in the C-2 zoning district.
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with Conditions
Board decision: **Approved with conditions**
- *4. BA09-008 7930 East Baseline Road (Council District 6) – Requesting a Development Incentive Permit (DIP) to facilitate the development of a church in the R1-6 zoning district.
- Staff Planner: Wahid Alam
Staff recommendation: Approval with Conditions
Board decision: **Approved with conditions**
- *5. BA09-009 3818 East Brown Road (Council District 5) – Requesting a Variance to allow a detached garage addition to encroach into the required side yard setback in the R1-35 zoning district.
- Staff Planner: Angelica Guevara
Staff recommendation: Continuance to the March 10, 2009 hearing
Board Action: **Approved a continuance to the March 10, 2009 hearing**

D. ITEMS FROM CITIZENS PRESENT.

None